

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE  
SPECIAL BOND WORKSHOP  
DECEMBER 5, 2006**

**1. ROLL CALL**

**The meeting was called to order at 7:00 p.m.**

Present at the meeting were Chairperson Joyce Steward, Linda Greck, Casey Lee, Francis Steier, Christina Pellicane, Toni Webb, Donald Burgess, and Paul Greenbaum. Also in attendance were Open Space Advisory Committee Liaison Michael Mungal, Program Manager Phillip Holste and recording secretary Sandra Goldberg.

**2. RANKING OF SITES**

**A. DEOPERSAUD PARCEL (900 SW 130 AVE) – DISTRICT 3**

Mr. Holste noted there was an error in the property appraiser records regarding the property and said he would forward that information to the property appraiser to make corrections.

The property owner said he had nothing to add to the Board's discussion, but would answer any questions they might have.

The Board assessed the property according to the criteria and gave it a total of 5 points.

**B. GILL PARCEL (11000 BLOCK OF SW 52<sup>ND</sup> COURT) – DISTRICT 3**

The owner offered to answer any questions the Board might have.

The Board assessed the property according to the criteria and gave it a total of 6 points.

**C. KENNEDY PARCEL (1900 SW 145 AVENUE) – DISTRICT 4**

The owner offered to answer any questions the Board might have.

The Board assessed the property according to the criteria and gave it a total of 16 points.

Chair Steward asked Mr. Burgess what County bond money was available for their use. Mr. Burgess said there were three sources of bond funds, and the first was Davie's own bond fund. The Broward County fund had approximately \$7 million remaining and the application period closed on December 11. The Florida Communities Trust had \$66 million available each year, and was becoming increasingly difficult to obtain. Mr. Burgess said Broward County Open Space funds were limited to \$2 million per project.

Chair Steward wanted to move on to their discussion of Green Printing [Item 4] before Selection and Recommendations to Council [Item 3]. The Board agreed.

### **3. SELECTION AND RECOMMENDATIONS TO COUNCIL**

#### **A. SITE ACQUISITIONS**

##### District 1

Mr. Holste pointed out that due to redistricting, there was only one site in District 1: The Rose parcel. Mr. Holste explained that it was difficult to add to District 1 as most of it had been developed. Some areas of District 1 had many parks, but other portions that lacked parkspace were difficult to add to.

Ms. Lee made a motion, seconded by Mr. Greenbaum, to move the Rose parcel item forward to the Town Council, and to ask them to perform due diligence. In a voice vote, all voted in favor. (Motion carried 8 – 0)

Mr. Holste estimated the parcel's price at \$1 million. Mr. Burgess reported it was 2.36 acres. Mr. Holste said this had been included in their October recommendation for the Land Preservation Application so it would not miss the grant cycle. Mr. Holste noted that the adjacent parcel was being investigated as a possible addition to the Sunny Lake parcel. Ms. Greck noted that this would provide a direct connection to Sunny Lake. A resident explained that it would not, and Mr. Holste said the Town would need to vacate a right-of-way. The resident explained that 48<sup>th</sup> Avenue would provide utility access to the park.

Chair Steward said that since it was going through the County bond process, there was nothing else required from them at this point. Mr. Mungal agreed that the next step was due diligence.

Mr. Burgess distributed a summary of the proposed fund allocation for the bond program. He noted changes due to redistricting.

##### District 2

Chair Steward said they should discuss Batten Farm and Spyke's Grove, and she had heard that there was a contract pending on the Ciedi and Kalpana, for which they had already recommended due diligence.

Ms. Lee wanted to prioritize Batten Farm. Chair Steward said they had been interested in this as a means to fill in gaps in the trail system, but they had new information, and she no longer felt so strongly about the site. She thought the trail system would be better served on the south side of the easement. Ms. Steier was interested in Batten Farm and Spyke's Grove because of their historical and educational significance. Ms. Lee wanted to recommend both parcels.

Mr. Holste confirmed that the Board had recommended due diligence on Ciedi and Kalpana but the Council had not taken action yet. He thought that Kalpana was in site plan review. Chair Steward said they could amend their previous recommendations if they wished. Ms. Steier thought that they had ranked Ciedi and Kalpana highly when they were in District 1, but now that they were no longer in District 1, that had changed.

Ms. Greck said the historic/educational significance of the properties was a compelling

reason to consider them. She said this was a case where they would be better prepared to make their recommendation if they were more sure about securing matching funds. She did not see how they could recommend the Town pursue both of them. Ms. Lee agreed that the historical value was significant, and noted that their responsibility was to make the recommendation, not make the final decision, so they should not worry about the funding.

Ms. Lee made a motion, seconded by Ms. Webb, to recommend Battens Farm and/or Spyke's Grove. In a voice vote, all voted in favor. (Motion carried 8 – 0)

### District 3

Mr. Holste informed the Board that the Weekly parcel was actually rated 17, not 15 as indicated on the spreadsheet.

Ms. Pellicane pointed out that even though the Gill parcel had a low score, it was located in an area where there were no trails.

Chair Steward stated the Devine and Weekly parcels were in close proximity. Ms. Lee felt that each had great assets and both connected to trails. She said the Weekly could sit vacant for years because it required no maintenance, and the Devine currently had the nursery on it. Ms. Greck thought the Weekly would be perfect for an equestrian arena, but this was a very active use, not a passive one. Ms. Greck said if they must decide between the two, she favored the Devine parcel.

Chair Steward asked how the Board felt about the Toole piece, which could be added to Robbins Lodge. Ms. Lee felt they should recommend all of them. Mr. Holste reminded the Board that Weekly was the largest site at over 31 acres and a price of \$14 million, and said they could suggest going for a smaller portion of the site. Mr. Mungal said the owner was interested in selling the entire parcel, but had agreed to work with the Town if it desired access from Orange Drive.

Chair Steward returned to Ms. Pellicane's remark that the Gill parcel was in an area with no existing trails, and asked if the Board felt they should consider this even though the parcel had a low ranking. A resident informed the Board that United Ranches properties had originally had horse trails in their back yards, but residents had installed fences and sheds in the easements. The Town had not been willing to help keep the trails open and it was under County jurisdiction. There had been some discussion about vacating the land back to the property owners, but she did not know the outcome of this.

Ms. Lee made a motion, seconded by Ms. Pellicane, to move forward on the Devine, Weekly, Toole and Gill properties. In a voice vote, all voted in favor. (Motion carried 8 – 0)

### District 4

Chair Steward stated the Kennedy parcel was the only one left to consider in District 4.

Ms. Greck asked if they had received any information on the Losse property. Mr. Holste said he had spoken with the realtor, who was sending him information on the property owner,

who was in California.

Mr. Holste informed Mr. Burgess that \$3 to \$4 million of the bond fund was to be used toward the Farm Park.

Ms. Pellicane thought they should consider using some of the funds to create a crossing overpass for Flamingo at Orange Road instead of buying a low-rated parcel. Chair Steward said engineering staff had indicated it was unlikely FDOT would ever permit something like this at that intersection.

Ms. Lee made a motion, seconded by Ms. Webb, to recommend the Kennedy parcel for consideration. In a voice vote, the motion failed 4 – 4 with Mr. Burgess, Ms. Pellicane, Chair Steward and Ms. Steier opposed.

## **B. IMPROVEMENT SITES**

### Sunny Lake

Ms. Greck asked who had made the recommendations. Chair Steward said some had come from the Parks and Recreation Board. Van Kirk and Sunny Lake were acquired parcels in need of development. Mr. Holste said the OSAC should make their own recommendations.

Mr. Holste explained that for some parks, there were no specific suggestions. Chair steward asked how they could make a recommendation for unspecified improvements. Mr. Mungal said they could recommend the Town Council consider improvements for a specific site. He advised them to state their priorities for improvements and asked them to make their recommendations by district.

Chair Steward recommended Math Igler, and Ms. Greck remembered that there was a plan in place for this.

Mr. Burgess made a motion, seconded by Ms. Webb, to recommend funding for Sunny Lake in District 1; for Math Igler and farm parcels in District 3; for Davie Farm Park and Van Kirk Park in District 4. In a voice vote, all voted in favor. (Motion carried 8 – 0)

A resident commented that they should be mindful of what amenities were appropriate, noting that Sunny Lake was a bird sanctuary. Chair Steward noted that each item must go through a development review process in which the public could participate.

## **C. EASTSIDE TRAIL**

Chair Steward wanted it noted that the two parcels from which they could acquire land for the trail were the Marinelsay Estates and the Davie Estates [or Mr. Robert Freeman parcel], both located on 61<sup>st</sup> Avenue.

Going back to the improvements issue, Ms. Greck felt that none of the recommendations from the Parks and Recreation Board fell under the guidelines for the use of the bond funds and

she wanted to recommend against moving forward with that type of improvement. Regarding the dog park issue, Ms. Greck recommended they find an existing park where the dog park could be created.

Mr. Burgess felt it was important to allocate funds where they wanted them for acquisition or improvement of previously-acquired sites first. He pointed out that there were frequently “small dollar amounts” remaining in the fund that could be utilized for the capital improvements. Mr. Mungal noted that the document to which Ms. Greck referred was the Parks and Recreation Board’s “wish list” of recommendation to the Town Council; it was not provided to the Board for their comments or recommendations.

#### **D. DOG PARK**

Chair Steward felt that the heaviest concentration of residents was in District 1 and they had no place for a dog park. She did not feel District 3 needed one. Ms. Lee felt District 3 did need one, and thought Pine Island would provide a perfect, centralized location. Mr. Burgess thought that a provision of the original funding for Pine Island Park forbade its use as a dog park.

Mr. Holste suggested they set aside land in existing open space for use as a dog park instead of purchasing new property. Chair Steward remembered that the Board had discussed at the last meeting the possibility of approaching property owners about purchasing strips of their properties. She wanted this suggestion moved forward to the Council. Chair Steward recommended that the owners of the two parcels adjoining the FPL property currently under review be approached regarding purchasing a strip of their land for use in the trail system.

Chair Steward made a motion, seconded by Ms. Webb, to recommend the Town pursue using Betty Booth Park as a site for the dog park. In a voice vote, with Ms. Lee opposed and Ms. Pellicane abstaining, all voted in favor. (Motion carried 7 - 1)

Ms. Lee made a motion, seconded by Ms. Steier, to designate a section of Pine Island Park for a dog park. In a voice vote, with Ms. Pellicane abstaining, motion failed 3 – 4.

#### **4. DISCUSSION ON GREEN PRINTING**

[This item was taken out of order]

Chair Steward informed the Board that Ms. Greck had attended a seminar regarding green printing.

Ms. Greck distributed materials to the Board and explained that the conference concerned public land acquisition and management. She explained that a green print was a process by which data was collected and analyzed based on the community’s priorities. They could measure water quality, park equity, property conduciveness for trail, waterway and greenway connectivity, and they could also factor wildlife conservation goals into the data.

Ms. Greck was interested in getting a green print for Davie, as she felt this would be a valuable tool for determining where funds should be spent. They could use it to determine their highest-priority properties in the entire Town. Ms. Greck had been given an estimate of \$35,000

to \$50,000 to perform the green print. She agreed it seemed like a lot of money, and noted it could not be funded from the bond. She had learned that green prints were frequently funded through community foundations and other sources.

Ms. Greck had received a letter from Lisa Welch, the Director of Philanthropy at the Trust for Public Land, which she read to the Board. In the letter, Ms. Welch offered to help Davie raise private funds for their green print, with the assistance of the Davie Area Land Trust, community leaders and the Town. Ms. Greck had been told that the Trust had already investigated possible funding sources, and felt confident that a good portion of the money could be raised. The Trust had informed Ms. Greck that a green print could be completed in approximately six months.

Ms. Greck felt they should encourage the Town Council to consider a green print, but noted she could not be sure when the TPL could provide a firmer financial commitment. Since she could not be sure of a timetable for a green print, and since Ms. Greck felt this might be their last chance to preserve some properties, she thought they should take advantage of the slow real estate market to try to accumulate resources now.

Ms. Greck explained that the goals from the bond language were used to create the green print priorities. The green print system then used the data and the GIS system to provide an analysis for their acquisitions based on their goals. It could also help them to identify which properties were more likely to be eligible for matching grant monies.

Ms. Greck explained to Ms. Webb that the GIS system used additional data to create a much more detailed analysis than the work the Board had been doing. Ms. Webb said the Board could access this information themselves and it would not cost \$50,000. Ms. Webb also felt waiting for the green print would delay their efforts.

Ms. Lee wanted to recommend to the Town council that the green print be pursued. She felt it should be included in the comprehensive plan for future land acquisitions. Ms. Lee wanted to move forward without waiting for a green print though, because she feared many properties would be “long gone” if they waited.

Mr. Mungal thought it was good idea to keep track of all of the Town's parks, bodies of water, etc. in one system. He remarked that the program could make recommendations based on a profile, but the Board had been able to target specific areas within each district and define what they would like to see at that site, which a program like this could not do. Mr. Mungal felt the green print would be particularly helpful for any project with a drainage component.

Mr. Burgess referred to an aerial photo of Davie and explained that in order to identify “holes” in park coverage, when they were creating the matrix of sites they wanted to add to the inventory, one of the criteria was parcels more than ½ mile radius from existing park or open space. He said the green print could help with this as well. He noted that 2/3 of Broward County was protected behind the levee already and they were working with the remaining area.

Chair Steward referred to aerial photo and remarked that this would be a tremendous tool

for less-developed counties. She agreed with Ms. Lee that they could not postpone their work while a green print was created.

Ms. Greck made a motion, seconded by Ms. Lee, to recommend to the Town Council that a TPL presentation on green printing be included on an upcoming agenda, with the understanding that this process could be partially or entirely funded by outside sources. In a voice vote, all voted in favor, with Ms. Webb opposed. (Motion carried 7 – 1)

## **5. COMMENTS AND/OR SUGGESTIONS**

Chair Steward asked if someone could determine if the developer-owned Forest Ridge property was protected in perpetuity per an agreement with Walter Collins. Mr. Burgess agreed to look into this.

Mr. Mungal explained to Ms. Greck that he would create a memo with the Board's recommendations to forward to the Town Administrator. Mr. Holste said he and Mr. Greck had spoken with Mayor Truex at the last Council meeting and a presentation would be made at the December 20 Council meeting.

## **6. ADJOURNMENT**

Meeting adjourned at 10:18 p.m.

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**Approved**

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**Chairperson/Committee Member**